Bradbar HOMES

PRELIMINARY INFORMATION
October 2026



Meadow View Court

Four-bedroom detached Custom Build homes · Oldwalls, Gower

4
Homes available now

£250k
Plot, prepared slab & planning consent

£445k
Approx. build cost*

£695k
Approx. total cost on completion*

**Approximate, subject to the specification agreed with each purchaser. See Pricing & Payments.*

WELCOME TO MEADOW VIEW COURT

A home designed around you, in the heart of North Gower

Meadow View Court is a small, individually designed development in the rural village of Oldwalls, in the parish of Llanrhidian. Four detached four-bedroom homes are now available. Each home is delivered through the Bradbar Homes **Custom Build** route: you purchase a prepared plot with planning consent and a completed slab, then work with Bradbar Homes to agree the layout and specification (subject to approval) of your finished home before they build it for you.

This approach combines the personal input of a self-build with the reassurance of an experienced local developer managing the construction from start to finish.

At a glance:

Location	Oldwalls, Llanrhidian, Gower SA3 1HA
Available	Four detached homes – Plots 1, 2, 3 & 4
Suggested layout	Four bedrooms, en-suite, family bathroom, study, utility and separate lounge
Outside	Detached shared garage, driveway, front and rear gardens
Plot price	£250,000 – plot, prepared slab and planning consent
Anticipated total	Approximately £695,000 on completion, subject to agreed specification



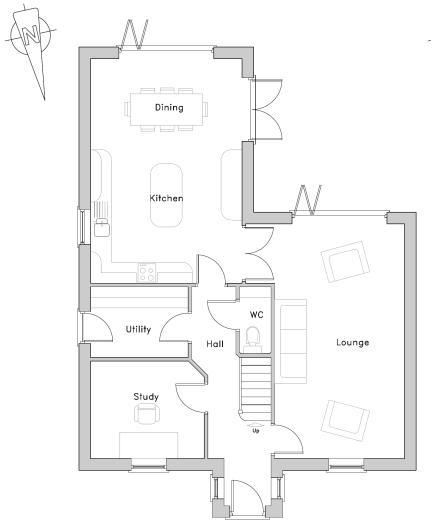
Open-plan kitchen – indicative CGI

Floor plans

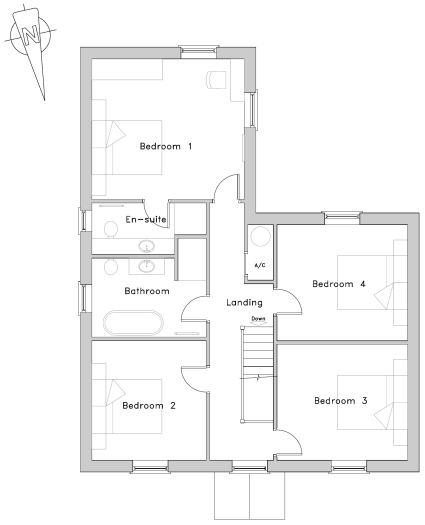
The proposed layout features a contemporary open-plan kitchen and dining area on the ground floor, complemented by a separate lounge. Both spaces benefit from bi-fold doors opening onto the garden, creating a seamless connection between indoor and outdoor living. The ground floor also includes a dedicated study, utility and downstairs WC/cloakroom. The first floor comprises four double bedrooms, including a principal bedroom with en-suite, together with a family bathroom and airing cupboard.

This layout is intended as a starting point. Any proposed changes can be discussed and considered as part of agreeing the final specification, subject to planning permission and compliance with Building Regulations.

Plots 1 & 3 Kitchen / dining wing to the left

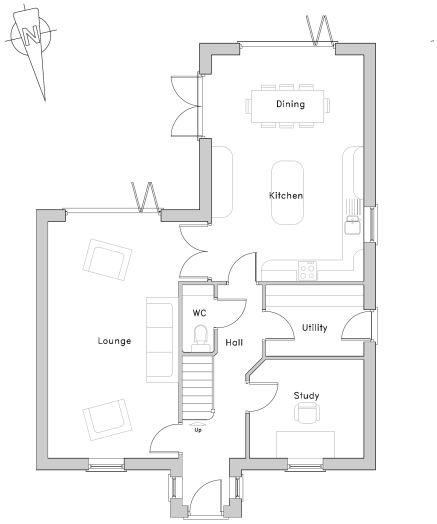


Ground floor

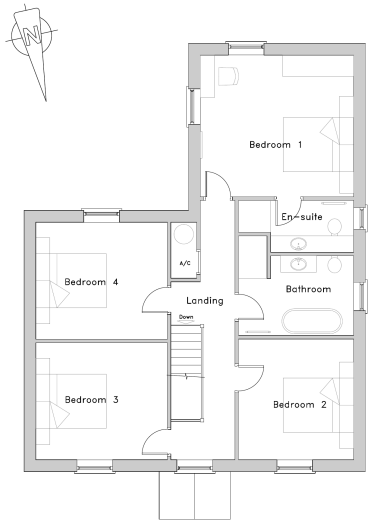


First floor

Plots 2 & 4 Mirror image – kitchen / dining wing to the right



Ground floor



First floor

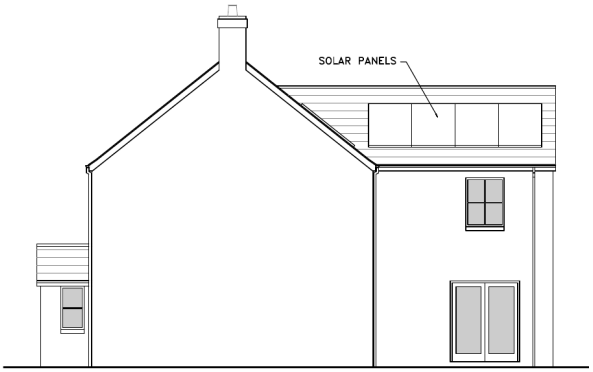
Plans are indicative and not to scale.

Elevations & garage

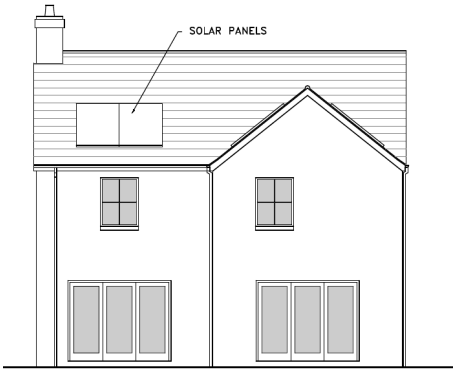
Elevations shown are for Plots 1 & 3; Plots 2 & 4 are a mirror image. The planning drawings include solar panels to the rear roof slopes, with obscure glazing to the side windows where shown.



Front elevation



Side elevation



Rear elevation



Side elevation

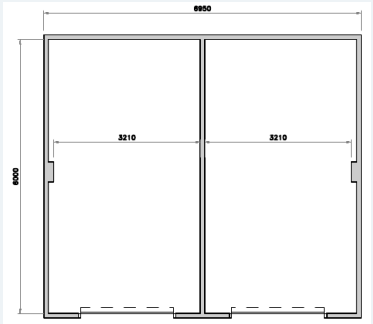
Detached shared garage

Each garage is split in two: one is shared by Plots 1 & 2, the other by Plots 3 & 4.

Each bay approx. 3.2m wide internally; garage approx. 6.95m x 6.0m externally.



Front elevation



Plan

Drawings are indicative, not to scale and may be subject to change.

INSIDE THE HOME

Designed for modern living



Principal bedroom – indicative CGI



Lounge – indicative CGI

INSIDE THE HOME



Bathroom – indicative CGI



Kitchen / dining – indicative CGI

THE DEVELOPMENT

Site plan

Plots 1–4 are available, each a four-bedroom detached home with its own driveway and front and rear gardens, set around a private shared access. Plots 1 & 2 share a detached garage, as do Plots 3 & 4. Plot 5 is sold subject to contract.



What's already in place:

- Planning permission secured
- Plot prepared, with completed slab and site infrastructure
- Indicative layouts and CGIs to work from

Plot availability changes as reservations are made – please ask Dawsons which plots are currently available.

How the process works

Buying a Custom Build home is different from buying a completed new-build. You purchase the plot first, then agree the specification of your home with Bradbar Homes. Stage payments are agreed in your Build Agreement and paid as the build progresses. Here is how it works, step by step.

1

Choose your plot

Discuss the available plots with Dawsons and arrange a site visit.

2

Purchase the plot

Buy your plot for £250,000, including the prepared slab and planning consent.

3

Agree your specification

Work with Bradbar Homes on your layout options, finishes, kitchen, bathrooms, flooring and interior choices.

4

Confirm your Build Agreement

Once your specification is final, the construction cost is confirmed in your Build Agreement, together with the build programme.

5

Build & stage payments

Bradbar Homes manages the construction. The agreed construction cost is paid across five pre-agreed build stages.

6

Completion & handover

Your finished home is handed over ready to move into, with a 10-year new-home warranty.

Why buy this way?

- Your input on layout and finishes, without managing a self-build yourself
- Planning permission and the slab already in place, so the hardest early stages are done
- One local developer coordinating design, trades and construction
- Construction cost confirmed in writing before building work starts

Understanding the cost

The price is made up of two parts: the plot, which you purchase first, and the construction of your home, which is confirmed once your specification is agreed.

	What it covers	Amount
Plot	Building plot, prepared slab and planning consent	**£250,000**
Construction	Building your home to the specification agreed with you, paid across five pre-agreed build stages	**Approx. £445,000***
Anticipated total	Plot plus construction	**Approx. £695,000***

**Indicative only. The final construction cost depends on the specification you choose and is confirmed in your Build Agreement.*

Stage payments

Once your Build Agreement is confirmed, the agreed construction cost is paid in five instalments, each linked to a pre-agreed stage of the build. The stages and amounts are set out in your Build Agreement before work begins, so you know in advance when each payment falls due.

Changes to your specification

If you would like to change your specification after the Build Agreement is confirmed, Bradbar Homes will discuss any effect on cost and programme with you before agreeing the change.

Funding

Swansea Building Society has provided the illustrative examples below. These are examples only and not a mortgage offer – you are free to use any lender.

	Total	Example 1 – stage-release mortgage	Example 2 – deposit + mortgage
Plot (to slab)	£250,000	Financed by you separately	You £75,000 (30%) Swansea BS £175,000 (70%)
Build (5 stage payments)	£445,000	Swansea BS mortgage, released against stage payments	You £133,500 Swansea BS £311,500
Total	**£695,000**	£695,000	You £208,500 Swansea BS £486,500



Meadow View Court – indicative CGI

SPECIFICATION

Turnkey living – ready to move in

Every home at Meadow View Court is delivered complete, with everything below included as standard. Your final specification will be set out in writing and confirmed in your Build Agreement.

Kitchen & utility

- Fully fitted kitchen, already designed
- Integrated appliances
- Separate fitted utility room

Bathrooms

- Family bathroom and en-suite
- Downstairs WC/cloakroom
- Sanitaryware and tiling

Interiors

- Carpets and flooring throughout
- Plastered and painted throughout
- Internal doors

Heating & energy

- All-electric – no gas
- Air source heat pump
- Underfloor heating
- Solar panels

Outside

- Patio and turfed gardens
- Driveway
- Feather-edge fencing and hedges where shown
- Blockwork and stone front walls
- Detached shared garage with power

Peace of mind

- Professional project management
- 10-year new-home warranty

Kitchens and bathrooms include a provisional cost allowance. Any changes or upgrades will be discussed with you and may affect the final cost. Interior CGIs in this brochure show example finishes and furnishings for illustration only.



LIFE ON GOWER

Rural village living on the North Gower coast

A home at Meadow View Court places one of Wales' most celebrated landscapes right on your doorstep. Oldwalls sits within the parish of Llanrhidian on the northern side of the Gower Peninsula, a setting renowned for its rolling countryside, spectacular coastal scenery and relaxed village way of life.

From peaceful countryside walks and historic landmarks to Gower's award-winning beaches, there is plenty to explore. The area is a haven for walkers and lovers of the outdoors, with a wealth of routes rich in local flora and fauna. The 14th-century Weobley Castle sits nearby between Llanrhidian and Llanmadoc, while welcoming village pubs, everyday amenities and easy access to Swansea offer the perfect balance of rural tranquillity, coastal adventure and convenience.

WHY BRADBAR HOMES

A local developer, start to finish

Bradbar Homes is a local developer with experience delivering homes across South Wales. They work with trusted local suppliers, skilled tradespeople and specialist contractors, and manage every stage of your build so you can focus on the decisions that make the house your home.

- Transparent pricing
- Professional project management
- High-quality workmanship
- Personal service from concept to completion

See their quality first hand

Examples of completed developments by Bradbar Homes include:

- Milestone Court, Scurlage, Gower
- Emmanuel Court, Horton, Gower
- Bay View Court, Sketty, Swansea
- Fairyhill, Reynoldston, Gower
- Sant Ffraed House, Abergavenny
- Oldwalls Gower, Llanrhidian, Gower

Bradbar Homes is happy to share more about these projects when you visit.

Bradbar HOMES

Next steps

Dawsons would love to help you take the next step towards your home at Meadow View Court.

01 **Visit the site**
Walk the plots and see the setting for yourself.

02 **Talk through your plot**
Discuss which plot suits you and its availability.

03 **Explore your layout & finishes**
Start shaping the specification for your home.

04 **Understand the payments**
Go through the plot purchase and five stage payments in detail.

DAWSONS LAND & NEW HOMES

Arrange a viewing or ask a question

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newhomes@dawsonsproperty.co.uk
www.dawsonsproperty.co.uk

Important notice. This is a preliminary information brochure, issued October 2026, to give an overview of Meadow View Court and the Custom Build opportunity. It does not form part of any offer or contract. CGIs, floor plans and the site plan are indicative and for illustration only; finishes, furnishings and landscaping shown may not be included. The plot price is a guide price and the anticipated total cost is approximate; the final construction cost, specification, stage payments and build programme are confirmed in the Build Agreement. All information is subject to contract. Bradbar Homes Ltd.